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**TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 31 DECEMBER 2025**

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**TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE**

**FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 31 DECEMBER 2025**

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**TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE**

**DIRECTORS RESPONSIBILITIES STATEMENT**

**BOARD OF DIRECTORS:**

Eoghan Hynes  
Linda Burke (appointed 26/02/2026)  
Bernadette Shannon

**SECRETARY AND REGISTERED OFFICE:**

Bernadette Shannon  
The Tannery Building  
53-56 Cork Street  
Dublin 8

**BANKERS:**

Bank of Ireland  
College Green  
Dublin 2

**COMPANY REGISTERED NUMBER:**

769256

**TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE**

**DIRECTORS' REPORT CONTINUED**

**FOR THE PERIOD ENDED 31 DECEMBER 2025**

The directors present their report and the financial statements for the period from incorporation on 6<sup>th</sup> August 2024 until 31 December 2025.

**1. PRINCIPAL ACTIVITY**

The principal activity of the company is the provision of property management and related services.

**2. DIVIDENDS**

The company is operated on a non-profit basis, hence no dividends may arise.

**3. RESEARCH AND DEVELOPMENT**

The company did not engage in any research and development activities during the period.

**4. EVENTS SUBSEQUENT TO THE YEAR END**

There have been no significant events affecting the company since the end of the period.

**5. DIRECTORS AND SECRETARY**

The directors who served at any time during the financial period were as follows.

**Directors:**

Eoghan Hynes

Bernadette Shannon

**Secretary:**

Bernadette Shannon

## TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE

### DIRECTORS' REPORT CONTINUED

#### 6. DIRECTORS' INTERESTS

This is a company limited by guarantee so there are no shareholders.

#### 7. POLITICAL CONTRIBUTIONS

The company made no political contributions during the period.

#### 8. TRANSACTIONS WITH DIRECTORS

There were no contracts of any significance, in relation to the business of the company in which the directors had any interest, as defined by the Companies Act 2014, at any time during the period ended 31 December 2025.

#### 9. ACCOUNTING RECORDS

The measures taken by the directors to ensure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 regarding the keeping of appropriate records are the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The books of account of the company are maintained at the Registered Office.

**Eoghan Hynes**

Director

Date: 25 March 2026

**Linda Burke-Hynes**

Director

Date: 25 March 2026

## **TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE**

### **DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the Annual Report and the financial statements in accordance with the applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end and of the surplus or deficit of the company for the financial year and otherwise comply with the Companies Act 2014. In preparing these financial statements, the directors are required to:

select suitable accounting policies and then apply them consistently;

make judgments and estimates that are reasonable and prudent.

state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and the note the effect and the reason for any material departure from those standards; and

prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities and financial position of the company to be determined with reasonable accuracy, enable them ensure that the financial statements comply with the Companies Act 2014 and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the company and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance of the financial information included on the company's website. Legislation in the Republic of Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**Eoghan Hynes**

**Director**

**Date:** 25 March 2026

**Linda Burke-Hynes**

**Director**

**Date:** 25 March 2026

**TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE**

**PROFIT AND LOSS ACCOUNT**

**FOR THE PERIOD ENDED 31 DECEMBER 2025**

	Note	2025 €
Income	5	213,226
Expenditure		(213,819)
Surplus/ (deficit) before taxation		<u>(593)</u>
Taxation		
Surplus/ (deficit) for the year		<u><u>(593)</u></u>

**Eoghan Hynes**

**Director**

**Date:** 25 March 2026

**Linda Burke-Hynes**

**Director**

**Date:** 25 March 2026

# TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE

## BALANCE SHEET

AS AT 31 DECEMBER 2025

	Note	2025 €
<b>ASSETS EMPLOYED:</b>		
<b>CURRENT ASSETS</b>		
Bank	9	80,074
		<u>80,074</u>
<b>CREDITORS</b> (amounts falling due within one year)	10	(80,667)
		<u>(593)</u>
<b>TOTAL NET ASSETS</b>		<u><u>(593)</u></u>
<b>FINANCED BY:</b>		
<b>RESERVES</b>		<u><u>(593)</u></u>

We, as directors of Trimgate Real Estate Company Limited by Guarantee, state that:

- (a) the Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.
  - (b) the Company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied.
  - (c) the members of the Company have not served a notice on the Company under section 334(1) in accordance with section 334(2).
  - (d) We acknowledge the Company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the state of the assets, liabilities and financial position of the Company at the end of its financial year and of its profit or loss for such a year and to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the Company.
  - (e) the Company has relied on the specific exemptions contained in section 352 Companies Act 2014; the Company has done so on the grounds that it is entitled to the benefit of that exemption as a small Company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.
- The financial statements were approved and authorised for issue by the board:

**Eoghan Hynes**

**Director**

**Date:** 25 March 2026

**Linda Burke-Hynes**

**Director**

**Date:** 25 March 2026

# TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE PERIOD ENDED 31 DECEMBER 2025

#### 1. GENERAL INFORMATION

Trimgate Real Estate Company Limited by Guarantee (the "company") is a guarantee company incorporated and domiciled in the Republic of Ireland. The registered office is The Tannery Building, 53-56 Cork Street, Dublin 2.

The principal activity of the company is the provision of property management and related services in relation to properties at Trimgate Street and Preston Place, Navan, Co. Meath.

#### 2. STATEMENT OF COMPLIANCE

The financial statements have been prepared in compliance with Financial Reporting Standard 102 "The Financial Reporting Standard Applicable in the UK and Republic of Ireland" ("FRS 102") and Companies Act 2014.

#### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

##### a) *Basis of financial statements*

The financial statements have been prepared in compliance with Financial Reporting Standard 102 "The Financial Reporting Standard Applicable in the UK and Republic of Ireland" ("FRS 102") and Companies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

##### b) *Income and expenditure*

Income and expenses are taken into account as they become receivable or due.

Income is derived from contributions received from the property owners and charges received from the tenants of the properties managed. The property owners have guaranteed that sufficient funds will be available to the Company to ensure the proper management of the properties.

# TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE PERIOD ENDED 31 DECEMBER 2025

#### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

##### c) *Taxation*

The company provides property management services and does not trade for the purposes of making a profit.

Therefore, no charge to corporation tax arises.

##### d) Debtors and creditors

Service charge debtors for services billed to tenants on short term credit are, initially measured at the undiscounted amount of cash receivable from that member, which is normally the invoice price, and are subsequently measured at amortised cost less impairment, where there is objective evidence of an impairment.

Creditors are measured at invoice price, unless payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate. In this case the arrangement constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

##### e) *Cash and cash equivalents*

Cash and cash equivalents in the balance sheet comprise cash at bank and in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

# TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE PERIOD ENDED 31 DECEMBER 2025

#### 4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

The directors consider the accounting assumptions below to be its critical accounting judgement.

##### Going concern

Having assessed all relevant business risks, the Directors believe that the company is well placed to manage all risks successfully and have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

<b>5. INCOME</b>	<b>2025</b>
	€
Retained Receipts & Service Charges	<b>213,225</b>
	<hr/>
	<b><u>213,225</u></b>

#### 6. STAFF COSTS

<b>Employment costs</b>	<b>2025</b>
	€

The aggregate payroll costs were as follows:

Salaries	<b>131,500</b>
	<hr/>
	<b><u>131,500</u></b>

The number of people employed during the period was one.

**TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 31 DECEMBER 2025**

**7. DIRECTORS' EMOLUMENTS**

One director is employed to manage the affairs of the Company.

**8. PROFIT BEFORE TAXATION**

The company did not make a profit and there is no charge to taxation.

**9. CASH AND CASH EQUIVALENTS** **2025**  
€

Cash at bank and in hand **80,074**

**10. CREDITORS:**

*Amounts falling due within one year*

	2025 €
Trade and other creditors	48,167
Accruals	7,500
Sinking Fund	25,000
	<hr/> <b><u>80,667</u></b>

**11. RESERVES**

The income and expenditure reserve account represents cumulative surpluses and deficits recognised in the income and expenditure account.

**12. RELATED PARTY TRANSACTIONS**

The company has no key management personnel other than its directors.

# **TRIMGATE REAL ESTATE COMPANY LIMITED BY GUARANTEE**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **FOR THE PERIOD ENDED 31 DECEMBER 2025**

#### **13. ULTIMATE CONTROLLING PARTY**

The company is controlled by the Directors. The Directors are appointed by the members of the company to run its' affairs on their behalf.

#### **14. APPROVAL OF FINANCIAL STATEMENTS**

The board of directors approved the financial statements on 25 March 2026.